

WILLARD CITY CORPORATION SLUA100819

DATE: October 8, 2019
TIME: 11:00 am
PLACE: Willard City Hall
ATTENDANCE: City Planner – Bryce Wheelwright, Willard City Engineer – Chris Breinholt, Willard City Maintenance – Doug Thompson, Willard City Fire Chief – Van Mund, Teri Fellenz – City Recorder, SLUA Secretary – Gaylene Nebeker
EXCUSED: Willard City Attorney – Colt Mund
CITIZENS: Marilyn Mitchell, Chad Mitchell

1. Call to Order:

City Planner Wheelwright called the October 8, 2019 Subdivision Land Use Authority meeting to order.

2. Discussion Item

a. Sketch Plan Review submitted by White Rock Ranch LLC for the White Rock Ranch 2 Lot Subdivision for the property located at 1127 North Main – Parcel #02-041-0002

City Planner Wheelwright explained the SLUA meeting was being held to discuss the White Rock Ranch 2 Lot Subdivision for the property located at 1127 North Main. Chad and Marilyn (daughter of Jean Waite) Mitchell are the applicants. This is a minor subdivision with a total of 11 acres and the Mitchells are requesting to split off ½ acre along with the original home and then leave the remaining 10.5 acres intact.

Doug Thompson – Willard City Maintenance declared a conflict of interest because they are family members and stated he would abstain from voting.

Willard City Engineer Chris Breinholt asked what is proposed for the remainder of the parcel. Chad Mitchell stated they would like it to be sold as 1 large parcel or if growth continues in the area they may look at subdividing in the future. At this time he felt it would not be feasible to subdivide. Marilyn stated they are looking at renovating the home to be sold.

City Planner Wheelwright explained there is 219 ft. of frontage and if this parcel is split off would leave 119.78 ft. of frontage along Hwy 89 which would be adequate for the zone. The property extends to the proposed 200 West and would be a future access for development.

City Recorder Teri Fellenz asked where they were creating another parcel would UDOT approval be required. Chris Breinholt stated unless there is development going on they would probably not even know. He suggested contacting them just to make sure. Mr. Mitchell said their plan was to observe an easement where the driveway goes across the subdivided lot to get to the back parcel until a future time.

Willard City Maintenance – Doug Thompson asked if they were to put a home on the lot is sewer available. Teri Fellenz stated there may be a sewer easement to the property. City Planner Wheelwright said there is sewer on 200 West.

City Recorder Teri Fellenz stated a decision cannot be made based on what their intention are, we need to look at the future and not what is proposed.

City Engineer Chris Breinholt felt around 200 West and that area would be where you will see future development.

Fire Chief Van Mund had no comments.

City Recorder Teri Fellenz said there would be charges from the engineer that the

October 8, 2019

Mitchells would need to pay.

City Planner Wheelwright asked for any additional comments and a motion.

A motion was made by Willard City Engineer Chris Breinholt to move the Sketch Plan submitted by White Rock Ranch LLC for the White Rock Ranch 2 Lot Subdivision for the property located at 1127 North Main – Parcel #02-041-0002 to the Planning Commission. The motion was seconded by Fire Chief Van Mund. The motion carried with a unanimous vote.

2. Approval of Minutes

The minutes of the May 23, 2019 SLUA (Subdivision Land Use Authority) meeting were reviewed. A motion was made by Teri Fellenz to approve the above minutes as written. The motion was seconded by Doug Thompson. The motion carried.

3. Adjourn

The meeting adjourned at 11:15 a.m.

Minutes were read individually and approved on February 11, 2020

SLUA Chairperson
Bryce Wheelwright

Planning Commission Secretary
Gaylene Nebeker